

*Cyrus Warner
of Compton*

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SETTLERS WANTED,

On a Tract of Land on the Banks of the River JACQUES CARTIER, only 20 miles North-West of Quebec, and on the same side of the St. Lawrence.

A FARM of 200 superficial Acres, will be given in full property, to each of the three first ~~able~~, sober and industrious *New-England Farmers*, accustomed to clear new Lands, who will engage to settle on the Lots assigned to them, on the abovementioned tract, before the breaking up of the Snow in the ensuing Spring, (about the beginning of April) bringing with them their Working Oxen, and Instruments of Agriculture complete, adapted to a new settlement. *June*

To such persons, in addition to the gift of Lands, a sum of Money, at interest of 6 per cent. will be advanced, if required, to the value of their Stock and Farming Implements, and also to enable them to purchase at Quebec, Provisions, Spring Wheat, Peas and Oats, for the ensuing season.

The Proprietors of the aforementioned Tract of Land, having recently obtained a grant of it from the Commissioners of the Jesuit's Estates, partly with a view to the introduction of the American method of clearing and cultivating Lands, in the vicinity of Quebec, it is particularly wished that the Settlers should bring with them Farming Implements, Seeds, &c. in fact every thing that they may want, excepting Provisions, and the articles aforementioned to be purchased in Quebec, the same as if they were going into an entire new country.—Settlers acquainted with each other, and having Families, not exceeding four small children, will be preferred. Upon good recommendations, a small sum of Money would be advanced before their setting out.

The Jesuit's Estates are well known to be among the best in Canada; the Lands in question, at so short a distance from Quebec, have only remained in their present uncultivated state, owing to the Commissioners not being anxious to make grants, and the want of information and enterprise among the Farmers in the vicinity. The whole of the Lands comprised in the above Tract, are unquestionably equal to any in Lower-Canada; the ground level, or rising in gentle swells, rich and easy to be cleared. The Jacques Cartier runs through the whole of them, every Lot having a share of the River, which is here from 70 to 110 yards in width, and navigable for Rafts and Canoes, upwards of twenty miles. Though the Tract of the Proprietors does not exceed 4500 acres, there is abundance of good Land in the neighbourhood, which may be had on paying a mere annual acknowledgment of about a penny per acre. The River on which the Lands lie, is only ten miles from the populous Villages of *Lorette* and *St. Ambroise*; a Road from *Quebec* is legally laid out and opened to within four miles of the River, and this portion is now opening by the Proprietors. The Timber is generally large Sugar Maple, Black Birch, Ash and Elm; but there is a sufficiency of Pine and other Wood suitable for Building. A Saw Mill will be erected on a large stream at the distance of a few acres from the River, in the ensuing Summer; each of the Proprietors having engaged to improve one Lot for himself without delay.

The three first Settlers are to be associated with the Proprietors, in proportion to their share of Land, in all the advantages arising from the Saw Mill, the property of which is to be common.

*Application to be made immediately to
at or by Letter inclosing sufficient recommendations for sobriety and industry, to J. NEILSON, Esq. at Quebec.*

QUEBEC, 12th January, 1816.